

June 4, 2015 -- Coleson Cluster Board of Director meeting

Board members attending: Vern Wyly, Laura Dalton, Casey Deccio, Lee De Cola

Treasurer: Marion Greene

Minutes: Laura Dalton

Location: 1626 Wainwright

Call to order by Vern at 7:38 p.m.

Resident request:

Resident Talia Deccio asked whether the board would consider allowing a darker color on decks – i.e. a darker stain. The family has had an issue getting rid of the painted red deck. Has tried power-washing with no success.

Vern suggested that the Deccio family find an existing deck featuring a color that the Deccios like, take photos, and then present those photos to Reston Association and ask for an exemption to be allowed to stain its deck that color.

Ad Hoc Roadway and Pathway Repaving Committee presentation:

Will Fraize presented a repaving committee report, filling in for Sam Harahan. The ad hoc committee was commissioned by the board to examine next steps for replacing the cluster's 32,000 square feet of roadway, two pathways and repairing/replacing damaged curb and gutter sections. The committee is working to forward cost proposals prior to the July 7 meeting and is recommending that the board consider hiring a civil engineer. The committee has contacted several civil engineering firms to seek estimates as to what their costs would be in addition to the costs of the repaving and repairs.

Lee asked where the paving companies could provide the same advice.

Will said that not all of the paving vendors come up with the same recommendations. The group contacted a dozen vendors and have price estimates from some and some formal bids. The group prefers two vendors this far and will meet with the next week.

The repaving committee also considered ways to conserve water runoff and looked at different ways to capture water so that it goes into the ground surface – as well as the cost options. That material will be forwarded at the end of June before the July meeting.

Financial Update:

Marion presented the monthly financials:

Checking account: \$28,469.65

Reserves: \$129,518.90

Total expenses for month were about \$9000, a little higher than expected because had electrical repair of carport lights. AAA gave notice that Coleson Cluster's monthly bill will increase by \$.36 per household starting in August because of increase in County disposal fees. Also there were slightly more expenses for the annual meeting and spring clean-up for kid's activities – we were over about \$45.

Marion asked if she should remove the \$5132 from checking and place into the reserve fund savings.

Casey asked when we expected to take action on asphalt work. Vern said the committee is expecting later this summer or early fall and to perhaps vote as soon as the July 7 meeting.

Marion said one Reserve CD matures on August 1, 2015 and we don't want to lose any interest for early withdrawal.

Vern said that Sam has a spreadsheet of bids and two of the bidders look very qualified and are low bidders. More information on that to come.

Marion will not be at the July meeting but will provide financial material. Vern suggested putting a notice out to resident to make them aware of the pending vote on the repaving project.

Vern moved that the board approve Marion's request to transfer \$5132 from the cluster checking account to the Sun Trust saving account in the reserve funds category. Casey seconded. The vote passed unanimously.

May Meeting Minutes:

Lee moved to approve May 4, 2015 meeting minutes. Vern seconded. Board approved. Vern to ask Barbara to send the minutes to Beth Anne James for posting on the web site.

Electrical Carport Update:

Vern reported that the cluster had electrical problems in carports one and two and wiring that ran to the Coleson Cluster sign was bad. Overall cost for repairs was \$1,500 for the carports. More bids are coming for repair of wiring to the sign, where there is a short. Vern wants to have the other 10 carports inspected. Lee and I will ask them to come out on a commercial basis, meaning that they shouldn't charge to do the inspections. Lee started process. Laura said shew would see if the master electrician at Gannett would be interested.

Lee suggested that the cluster have a sealed fixture at front. Vern said the light once had a sealed flood light. Marion suggested a solar light.

Carport Roof Repair:

The cluster plans to replace Carport Roof #9 and #10. Both are the original tar and gravel and almost 50 years old. Will replace one section of plywood damaged by water in carport 10. Installation is expected to be next week and it will be done by United Roofing with the Durolast material, which has a 15 year warranty. The drain on roof #7 is being repaired.

Carport painting:

Laura reported that she has two good bids thus far – one from Pro Edge Painting and the other from Dinh Painting and Decorating. All carports would be power washed prior to painting inside and out. Pro Edge Painting would replace rotted fascia boards with PVC.

#7 – cluster insurance. They have check and we have policy.

#8 Cluster Handbook. Will pass. Barbara will report later. Casey – possible options. Beth Anne maintains content on web site. Limited hosting power. Could have more functionality to see options. Simple as putting pdf or make searchable. iPower is host. \$135 budgeted. Hope to get more functionality for less price. Good to know features and benefits. Make sure it is sustainable. It is portable.

Lee—emerald ash borer. Are a beetle that will infest and destroy any tree in this area. Treatment is successful. So I had a couple of arborists... looked at old survey. We had two ash trees, one is gone. Two have sprouted up. My recommended is that they be treated. Three on property, one is in back of Gerstein. Not sure if on their property. \$360 for treatment. If it continues, need to be treated every two years.

Saw no evidence in the tree. Consensus is that all trees get it. Don't want to wait until there is evidence. Might be able to get away without waiting.

Let's assume they don't want to do it. Do we force them to do it? Guy who presented the ash borer presentation. We had interesting discussion about liability. If tree on property a falls on property b. But if knew was unsafe. We kind of want Gerstein. Bob and looked at this tree. It could be on cluster property.

Lee outlined three ash trees. No 2. Bartleet says needs cables to support. For 3—leave it cut it down when need.

No 2 – leave it and when show sign of ash borer, cut it down.

No, 1 – first determine who owns. Decide if the tree needs to be treated. I'd like to sit down with Gersteins, then I would sit down with them.

Who's tree. Once we know. 2nd who with them to get it dealt with. Next couple of months.

My recommendation – forget 2 and 3. Wait until see attack.

No 1 – who owns. If Gerstein, work with them. If ours, then we take it. If on cluster property. In event that ash tree in back of 1638 is owned by coleson cluster, the=at the board would pay \$360. Ron Rubin with Thrive. Lee. Makes motion. If half on, then split cost with residents.

Vern seconds.

Not acting on the tree.

Lee will determine ownership and what they feel about the tree.

Going into executive session:

Raccoons. We are not attracting by garbage.

Hardware cloth. Wire mesh. Very dense.

Child safety. 24 x 24 too big. Need to return. \$25 restocking fee. Would like to return the sign.

The board agree to return the sign – Vern moved to send sign back 25% restocking fee. About \$12:50 fee.

Casey seconds. Concerns about placement. Not just size of sign. Issue.

Results are that will return 24 x 24 child safely and contemplate other actions.

Our actions are effective with raccoons and will take watch and see going forward.

Is there any other business. No. please look at calendar to make sure.

Other business; I would like to research bike storage boxes behind carports. Inside the carports. Wants to do research. Casey lost 2bikes. Could be cluster sanctioned.